

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>03-317</u>	<u>ENZA DEVELOPMENT CORPORATION</u>
<u>04-024</u>	<u>CHRISTINE M^CMILLON-LANE & DEBRA L. M^CMILLON-HALL</u>
<u>04-082</u>	<u>JOSE A. & FRANCISCA VARGAS</u>
<u>04-226</u>	<u>7900 NW AVENUE L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/22/04 TO THIS DATE:

HEARING NO. 04-9-CZ8-3 (04-226)

09-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: 7900 NW AVENUE L. L. C.

- (1) BU-2 to RU-4M
- (2) Applicant is requesting to permit a multi-family apartment building setback 20' (25' required) from the rear (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Andros Isles Apartments for Cornerstone Group," as prepared by Mouriz Salazar Architects, dated stamped received 6/9/04 and consisting of 14 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: #2 PARCEL: Commence at a point on the north right-of-way of N.W. 84 Street, lying 150' west of the Northwest corner of the intersection of the west line of N.W. 27 Avenue, and the north line of N.W. 84 Street, said point being 1,718.75' north of and 200' west of the Southeast corner of the NE ¼ of Section 9, Township 53 South, Range 41 East, and thence run west along the north right-of-way line a distance of 473.05' to a point; thence run north a distance of 448.89' to a point; thence run east a distance of 473.4' to a point; thence run south a distance of 449.01' to the Point of beginning. All of the properties hereinabove described being in the east ½ of the NE ¼ of Section 9, Township 53 South, Range 41 East. LESS THE FOLLOWING DESCRIBED PROPERTY: A portion of the land described above as "#2 Parcel", which portion is described as follows: Commence at a point on the north right-of-way line of N.W. 84 Street lying 150' west of the Northwest corner of the intersection of N.W. 27 Avenue and N.W. 84 Street; thence run north along a line 200' west of and parallel to the east line of Section 9, Township 53 South, Range 41 East, a distance of 150' to the Point of beginning of the parcel of land hereinafter to be described; thence run west parallel to the north right-of-way line of N.W. 84 Street a distance of 62' to a point; thence run north parallel to the east line of said Section 9 a distance of 150' to a point; thence run east parallel to the north right-of-way line of N.W. 84 Street a distance of 62' to a point, said point being on a line that is 200' west of and parallel to the east line of said Section 9; thence run south along a line 200' west of and parallel to the east line of said Section 9 a distance of 150' to the Point of beginning.

LOCATION: Lying North of N.W. 84 Street & approximately 150' west of N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.66 Acres

BU-2 (Business – Special)
RU-4M (Modified Apartment House 35.9 units/net acre)

APPLICANT: ENZA DEVELOPMENT CORPORATION

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit an open lot for used car and truck sales with a lot area of 0.46 acres (1 acre required).
- (3) Applicant is requesting to waive the landscape buffer requirements for open lot car and truck sales to permit the greenbelt varying from 5' to 10' in width (15' required).
- (4) Applicant is requesting to permit 130 shrubs (260 shrubs required).
- (5) Applicant is requesting to permit 4 lot trees (11 required).
- (6) Applicant is requesting to permit the landscape buffer area for open lot car and truck sales with 9 buffer trees (15 required at 30' on center) and to waive the required hedge within the buffer area along the north and west rights-of-way and along the east property line abutting a residential district.
- (7) Applicant is requesting to permit a parking back out of 14'5" (17' required) for parking.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and #3 - #7 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Gratigny Motor, Inc.," as prepared by G & Z Drafter, dated 7/16/03 and consisting of 5 sheets: Sheet "a-1", dated last revised 8/20/03 and the remaining 4 sheets dated 8/10/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 110.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36; AND: The south 25' of the north 135.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36; AND: The north 25' of the south 135.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36.

LOCATION: The Southeast corner of N.W. 115 Street & N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.46 Acre

BU-2 (Business – Special)
BU-3 (Business – Liberal)

APPLICANTS: CHRISTINE M^CMILLON-LANE & DEBRA L. M^CMILLON-HALL

- (1) Applicants are requesting to permit a lot coverage of 41% (35% permitted).
- (2) Applicants are requesting to permit an addition to a single-family residence setback a minimum of 5.6' (15' required) from the side street (south) property line.
- (3) Applicants are requesting to permit an addition to a single-family residence encroaching 1' onto the adjacent property to the north (5' setback required) from the interior side property line.
- (4) Applicants are requesting to permit the addition setback a minimum of 9.1' (25' required) from the rear (east) property line.
- (5) Applicants are requesting to permit a single-family residence setback 23.5' (25' required) from the front (west) property line.
- (6) Applicants are requesting to permit a lot area of 3,520 sq. ft. (7,500 sq. ft. required).
- (7) Applicants are requesting to permit a lot frontage of 40' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #5 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Addition for Residence Chritine McMillon-Lane (sic)," as prepared by Arcon Engineering Group, dated 1/5/04 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, less the west 10' for right-of-way, Block 4, LAURAVILLE GARDENS, Plat book 22, Page 28.

LOCATION: 4301 N.W. 32 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3,520 sq. ft.

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 04-10-CZ8-3 (04-82)

4-53-41
Council Area 8
Comm. Dist. 2

APPLICANTS: JOSE A. & FRANCISCA VARGAS

Applicant is requesting to permit a residence to setback 18'4" (25' required) from the rear (SW/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Family Room Addition: Mr. & Mrs. Jose Vargas," as prepared by Vincent R. Vann, Architect, dated 8/12/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, less the Southeast 22.5', Block 10, and the Southeast 30' of Lot 7, BROADMOOR MANOR, Plat book 50, Page 29.

LOCATION: 9130 Broad Manor Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,750 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)